

**CRESCENT DRIVE PARK PAVILION  
CRESCENT DRIVE PARK, WINNIPEG, MANITOBA**

**GENERAL CONDITIONS**

**GENERAL PROVISIONS**

.1 Notwithstanding the terms of the Contract between the City of Winnipeg and the Contractor, the general terms, definitions, conditions of that Contract are read in conjunction with these Specifications and the Drawings listed on A-000 these are, in their entirety, the Contract Documents.

.2 The Specifications include all the written instructions herein and on the Drawings.

.3 General Notes and Specifications on one Drawing apply to all Drawings unless specifically noted otherwise.

.4 In the Contract Documents, "supply" means: deliver to the Site and place as directed by the Contractor. "install" means: accommodate in the Work, receive, store, assemble, adjust, trim, and fit as necessary to make fully operational. "Provide" means: supply and install.

**ADMINISTRATION OF THE CONTRACT**

.1 The Contract Administrator will be the first interpreter of the Contract Documents and give findings to all parties. The findings shall not be partial to the Contractor or the City of Winnipeg.

.2 The General Conditions of the Contract apply to the Drawings and Specifications included here.

**00 31 00 AVAILABLE PROJECT INFORMATION**

**SOILS INVESTIGATION**

.1 Any information pertaining to soils and all borehole logs are furnished by the Contract Administration as a matter of general information only and borehole descriptions or logs are not to be interpreted as descriptive of conditions at locations other than those described by the boreholes themselves.

.2 Included within the Bid Opportunity is the geotechnical investigation report titled "Crescent Drive Park Pavilion Geotechnical Investigation", prepared by DYREGROV ROBINSON INC. (dated May 27, 2016, Project: 163939).

.3 The purpose of these reports is to provide geotechnical information of the Site, and recommendations for the design of the permanent foundation engineering Work.

.4 The report may not reveal all conditions that exist or can occur on the Site. The Contractor should conduct further investigation, as deemed necessary.

**TOPOGRAPHICAL SURVEY**

.1 The Topographical Survey prepared by Pollock & Wright Land Surveying and Geomatics (dated 20 November, 2015, Pollock & Wright File No. 269M/15).

**01 93 00 FACILITY MAINTENANCE**

**MAINTENANCE & COMMISSIONING**

.1 System Start-up and First Year Winterization:

A. Contractor to perform the system start-up with training for City staff in accordance with the information contained in the Operation and Maintenance Manuals in order to have the Work fully operational for public use by the date of Substantial Performance.

B. After the operation of the Work for the season, the Contractor shall perform the first year winterization of the Work with training for City staff.

C. The Contractor shall provide the Contract Administrator with 48 hours notice prior to commencing the start-up and winterization procedures in order that the City staff may attend.

.2 Operation and Maintenance Manuals:

A. The Contractor shall provide, in a format acceptable to the Contract Administrator, three (3) bound copies as well as one electronic copy (in pdf format) detailing the operation and maintenance instructions for all elements of the Construction including:

(i) Manufacturers' written instructions, warranties, Shop Drawings, schedules, wire diagram and a listing of persons to contact for repairs during the warranty period.

(ii) Descriptions of day to day operations, preventative maintenance, annual and periodic maintenance, and procedures for seasonal shut down and start-up.

.3 Staff Training:

A. Provide On-Site training to City staff and maintenance personnel in proper operation and maintenance procedures for the system.

B. Trainers shall be qualified trades persons or consultants knowledgeable of the equipment and familiar with the installation at Crescent Drive Park Pavilion.

C. Legible documentation shall be provided to City staff during the training.

**MATERIALS AND METHODS**

**03 35 00 CONCRETE FINISHING**

.1 Structural slab concrete floor to be machine paddle float polished.

.2 Concrete to be protected during construction against chipping, staining, marring or any other damage to affect final finish.

.3 Refer to Structural and Landscape Specification for further instruction on concrete Work.

**05 50 00 METAL FABRICATIONS**

**PRODUCTS**

.1 Miscellaneous Steel Sections: Supply all miscellaneous steel angles, plates, brackets, lintels, etc., as indicated and noted on the Drawings. Size according to loads, set plumb and true and securely fix. Continuously weld and grind smooth exposed connections. Refer to structural Drawings and Specifications for connections.

.2 Stainless Steel Trough Sinks (LAV-1, LAV-2, LAV-3): To be custom fabricated. Submit Shop Drawings for review by Contract Administrator prior to fabrication.

.3 Mirrors: To be 1.5 mm non-directional mirrored stainless steel adhered to 19 mm plywood. Manufacturer: Excelsior Steel Processing Ltd., or approved equal in accordance with B7 Substitutes. Finish: X-1 Buff. Bend and wrap stainless steel around sides of plywood. Adhere to GWB substrate behind.

**EXECUTION**

.1 Fabricate work square, true, straight and accurate to required size, with joints closely fitted and properly secured.

.2 Use self-lapping shake-proof round headed screws on items requiring assembly by screws or as indicated.

.3 Where possible, fit and shop assemble Work, ready for erection.

.4 Ensure exposed welds are continuously sealed for length of each joint. File or grind exposed welds smooth and flush with adjacent finish surface. Ease exposed edges to small uniform radius.

.5 Exposed Mechanical Fastenings: Flush countersunk screws or bolts; unobtrusively located; consistent with design of component, except where noted otherwise.

.6 Supply components required for anchorage of fabrications. Fabricate anchors and related components of same Material and finish as fabrication, except where specifically noted otherwise.

.7 Site confirm field dimensions prior to fabrication.

.8 Fabrication Tolerances:  
Squareness: 3 mm maximum difference in diagonal measurements.  
Maximum Offset Between Faces: 1.6 mm.  
Maximum Misalignment of Adjacent Members: 1.6 mm.  
Maximum Bow: 3 mm in 1.2 m.  
Maximum Deviation From Plane: 1.6 mm in 1.2 m.

.9 Clean surfaces of rust, scale, grease, and foreign matter prior to finishing.

.10 Do not prime surfaces in direct contact bond with concrete or where field welding is required.

.11 Apply coatings in shop and before assembly. Where size permits, galvanize components after assembly.

.12 Prime paint items with one coat. Apply two coats of primer to areas inaccessible after final installation.

.13 Hot dip galvanize components where indicated after fabrication in accord with requirements of CSA Standard G164-M1981.

.14 Apply one coat of bituminous enamel to contact surfaces of metal components in contact with cementitious Materials and dissimilar metals.

.15 Isolate aluminum from following components, by means of bituminous paint: (A) Dissimilar metals except stainless steel, zinc, or white bronze of small area., (B) Concrete, mortar and masonry, (C) Wood.

.16 Shop Painting:  
A. Apply one shop coat of primer to metal items, with exception of aluminum, galvanized or concrete encased items.

B. Use primer undiluted, as prepared by manufacturer. Paint on dry surfaces, free from rust, scale, grease. Do not paint when temperature is lower than 7°C.

C. Clean surfaces to be field welded; do not paint.

D. Non-ferrous metals shall be finished as specified by item.

.17 Shop Drawings:  
A. Submit Shop Drawings and product data for all architectural metalwork including, but not limited to the custom steel fireplace and chimney (L-101, L-501), and pivot doors (A-200).

B. Indicate on Shop Drawings, profiles, sizes, spacing, and locations of structural members, connections, attachments, fasteners, cambers, and loads.

C. Structural steel Shop Drawings for both review and fabrication are to bear the signature and seal of a professional Engineer registered in the Province of Manitoba.

**06 10 00 ROUGH CARPENTRY**

.1 Include in this Section all rough carpentry Work as required to complete the project, including but not limited to: (A) Walls, partitions, floors and ceilings. (B) Roof framing, roof sheathing, fascias and soffits. (C) All nails, screws, staples, blocking, furring, shims, fasteners, hardware, anchors and straps as required.

.2 Store and install wood Materials that must maintain dimensional stability for successful installation of later Work in dry areas and where further Work will not contribute to high humidity conditions.

.3 Framing and rough carpentry shall be carried out using S,P,F No. 1 & 2 grade wood, unless otherwise specifically required by the Drawings or Specifications.

.4 All new stud walls, furring blocking, structural framing, door and window frames and rough carpentry as well as all nails, screws, bolts, metal joist hangers and other connectors shall be provided as required to carry out the Work of this Bid Opportunity.

.5 All exterior Materials shall be installed with stainless steel fasteners in compliance with wood type.

.6 Install work plumb, square, level, permanently secured, accurately and closely fitted, and aligned in locations required by other Work.

.7 Install permanent bracing and bridging prior to application of any loads.

.8 Install reinforced plastic sheet dampproof membrane between wood members and concrete or masonry. Protect all work from wetting and moisture gain. Receive and store all products with care, preventing damage. Store indoors in secure, dry area off the floor, under wrap.

.9 Install all door hardware in strict conformance with manufacturer's instructions and as dictated by hardware schedule.

.10 Make provisions in all cabinetry and millwork for electrical, water services and electrical outlets and provide concealment of service lines in the work except where service must be exposed.

.11 All framing and furring exposed to weathering to be pressure treated green.

**06 20 00 FINISH CARPENTRY**

**PRODUCTS**

.1 Softwood lumber: unless specified otherwise, S4S, moisture content 19% or less in accordance with following standards:

A. CAN/CSA O141.

B. NLGA Standard Grading Rules for Canadian Lumber.

C. AWMAC custom grade, moisture content as specified.

D. Machine stress-rated lumber is acceptable for all purposes.

.2 Hardwood lumber: moisture content 6 % or less in accordance with following standards:

A. National Hardwood Lumber Association (NHLA).

B. AWMAC custom grade, moisture content as specified.

.3 Lumber manufacturing process must adhere to Lifecycle Assessment (LCA) Standards as per ISO 14040/14041 LCA Standards.

.4 All panel Materials to be SFI Certified wood products. All panel Materials to be certified under Sustainable Forest Initiative.

.5 Douglas fir plywood (DFP): to CSA O121, standard construction or latest.

.6 Canadian softwood plywood (CSP): to CSA O151, standard construction or latest.

.7 Hardwood plywood: to CSA O115 or latest.

.8 Particleboard: to ANSI A208.1-99 or latest.

.9 Manufacturing process must adhere to Lifecycle Assessment Standards as ISO 14040/14041 LCA Standards

.10 Nails and staples: to CSA B111 or latest; galvanized to CAN/CSA-G164 or latest for exterior Work, interior humid areas and for treated lumber; plain finish elsewhere.

.11 Wood screws: to CSA B35.4 or latest plain, type and size to suit application.

.12 Splines: wood.

.13 Adhesive: recommended by manufacturer such that formaldehyde emissions do not exceed 0.05 ppm.

.14 Vertical rainscreen slats to be formed from rough, clear mixed grain douglas fir lumber, sizes as indicated on Drawings. Three (3) sides to remain rough. Fabricators to create knife and rip/machine profile on one side.

**EXECUTION**

.1 Do finish carpentry to Quality Standards of the Architectural Woodwork Manufacturers Association of Canada (AWMAC), except where specified otherwise.

.2 Scribe and cut as required, fit at abutting walls, and surfaces, fit properly into recesses and to accommodate piping, columns, fixtures, outlets, or other projecting, intersecting or penetrating objects.

.3 Form joints to conceal shrinkage.

.4 Design and select fasteners to suit size and nature of components being joined. Use proprietary devices as recommended by manufacturer.

.5 Set finishing nails to receive filler. Where screws are used to secure members, countersink screw in round cleanly out hole and plug with wood plug to match material being secured.

.6 Replace items of finish carpentry with damage to wood surfaces.

.7 Butt and cope internal joints to make snug, tight joints. Cut right angle joints of trim, casing, and base with mitred joints.

.8 Fit backs of trims and casings snugly to wall surfaces to eliminate cracks at junction with walls.

.9 Make joints in casing and trims where necessary using a 45° scarf type joint.

.10 Install trims in single lengths without splicing.

**06 64 00 PLASTIC PANELING**

.1 13 mm Lexan sheets, high impact polycarbonate. Colour and finish to be selected by Contract Administrator from manufacturer's full range.

.2 Provide manufacturer recommended gaskets and tamper-proof stainless steel fasteners for installation.

**07 17 13 WATERPROOFING**

.1 Include all waterproofing Work as required to properly complete the Work of the project.

.2 Ensure that surfaces to receive membrane have been smoothed and are firm, dry and free of dew frost, voids, projections, loose material, oil, grease, asphalt, curing compounds, and other foreign matter.

**07 21 00 THERMAL INSULATION**

**BLANKET INSULATION**

.1 Batt and blanket mineral fibre: to ASTM C 665, Type 1, CFC and formaldehyde free to R-Value/thickness and locations indicated on Drawings.

.2 Mineral fibre thermal/acoustic:  
A. Unfaced, friction fit, rolls, to CAN/ULC-S702: Johns Manville, Roxul and Ottawa Fibre Inc. or approved alternative with 3rd party testing data to support and confirm.

**RIGID INSULATION**

.1 Exterior walls above grade: Extruded Polystyrene to CAN/ULC-S701, Type 3, RSI = 0.87/25mm (R5/in.), butt edges, staggered joints and taped. Standard of acceptance: Styrospan, or Styrofoam CavityMate by Dow Chemical Inc., or CelFort 200 by Owen's Corning Celoftec Inc. Total thickness as per Drawings.

.2 Underslab (interior & exterior): Extruded polystyrene to ASTM C578, Type 7, RSI = 0.87/25mm (R5/in.), butt edges, compressive strength of 60psi min. Standard of acceptance: Styrofoam HighLoad 60 by Dow Chemical Inc., or Foamular 600 XPS. Total thickness as per Drawings.

.3 Insulation clips: impale type, perforated 50 x 50 mm cold rolled carbon steel 0.8 mm thick, adhesive back, spindle of 2.5 mm diameter annealed steel, length to suit insulation, 25 mm diameter washers of self locking type.

.4 Performance requirements for installed insulation fasteners: (A) Pullout Resistance: minimum 200N, perpendicular to applicable substrates and within temperature range of -30C to +40C, (B) Corrosion Resistance: carbon steel components shall show not more than 15% of the surface rusted, and coatings shall not blister, peel or crack, when tested to Corrosion Test Procedure of Factory Mutual Research Approval Standard, Class I Roof Covers (4470)

**FOAMED-IN-PLACE INSULATION**

.1 Closed cell, type 2 spray-foam insulation: spray polyethylene to CAN/ULC-S705.1

.2 Primer: in accordance with manufacturer's recommendations for surface conditions.

**07 24 00 INSULATION AND FINISH "EIFS" SYSTEM**

.1 EIFS System: Utilize Stolit Milano "Ultra Smooth" finish on Sto ci (continuous insulation) substrate, or approved equal in accordance with B7 Substitutions.

.2 Expansion Joints: Refer to interior elevations. Coordinate locations with manufacturer's recommendations and Contract Administrator prior to installation.

**07 25 00 VAPOUR AND AIR BARRIER**

.1 10 mil poly barrier as shown on Drawings.

.2 Seal joints in accordance with Manufacturer's recommendations.

.3 Refer to Section 07 53 23 EPDM Roofing for roof air/vapour barrier membrane at roof.

**07 42 13 METAL WALL PANELS**

.1 26 ga. pre-finished, flat-stock metal panels to be black, as chosen from manufacturer's standard colour range.

.2 Fasteners: Aluminum facade to be fastened with stainless steel #10 wood screws. Fasten from behind, through slats/timbers, with pre-finished side out.

.3 Form sections true to shape, accurate in size, square, and free from distortion or defects. Form pieces in longest practicable lengths.

.4 Run panels vertically. Lap and conceal seams behind slats/timbers, typical. Seams should not be visible from the outside.

.5 Verify dimensions, tolerances, and interfaces with other work are acceptable for metal wall panel installation.

.6 Verify substrate on-site to determine that conditions are acceptable for product installation in accordance with manufacturers written instructions.

.7 Separate dissimilar metals; use gasket fasteners, isolation shims, or isolation tape where needed to eliminate possibility of electrolytic action between metals.

**07 53 23 EPDM ROOFING**

.1 0.060 self adhered, EPDM roof system with 25 year warranty. Rubbergard SA EPDM roof system by Firestone, or approved equal in accordance with B7 Substitutes.

.2 Fasten to parapet with 2" metal plate as per manufacturer's recommended details. No fasteners are permitted through the roof deck.

.3 Only use products and components compatible with specified roof system and install as per manufacturer's written recommendation. Provide manufacturer's approval of all products and installation with Shop Drawing submittal.

.4 Ballast: Grey, 38mmØ, washed, rounded river stone.

.5 Stone protection mat: Firestone protection mat or approved equal in accordance with B7 Substitutes, under ballast.

**07 62 00 SHEET METAL FLASHING AND TRIM**

.1 Flashings and Bent Closures: 0.6 mm (24 ga.) steel, shop pre-coated.

.2 Flashing colour at openings and parapet/caps will be selected by Contract Administrator from manufacturer's standard range of colours.

.3 Fasteners: Prefinished steel with fiberglass reinforced nylon head and soft neoprene washer, at exposed locations. Finish exposed fasteners to be same colour as flashing and fascias.

.4 Form sections true to shape, accurate in size, square, and free from distortion or defects. Fabricate cleats, clips, and starter strips of same Material as sheet, inter-lockable with sheet. Form pieces in longest practical lengths. Hem exposed edges on underside 13 mm; miter and seam corners and form Material with flat lock seam.

.7 Seal all joints with clear silicone sealant.

.8 Fabricate corners from one piece with minimum 450 mm long legs; solder for rigidity, seal continuously with silicone sealant. Fabricate vertical faces with bottom edge formed outward 6 mm and hemmed to form drip.

.9 On exposed faces, return drip edge hem back to form interlock with concealed clip. Provide continuous clips at all exposed faces.

.10 Fabricate flashings to allow toe to extend 50 mm over roofing. Return and brake edges.

**07 92 00 JOINT SEALANTS**

.1 Seal at every joint as required to make the building weather tight, including but not limited to, windows, doors, between electrical / mechanical ducts, conduits or pipes.

.2 Unless noted otherwise, sealant shall be one part acrylic solvent release mono (555) by Tremco Manufacturing Co., in a colour to match the adjacent window/door frames, or the surrounding Materials.

.3 Fill voids with loose glass fibre insulation and back the sealant with polyethylene rope as required.

.4 Fully seal joints and finish free of ridges, wrinkles, air pockets and embedded foreign matter.

.5 Do not allow sealants to cover or spot adjacent surfaces, protect as necessary.

.6 Clean all areas of drops, splatters or smudges as a result of this Work.

**08 11 19 STAINLESS STEEL DOORS AND FRAMES**

.1 Stainless steel doors and frames to ASTM A666-03, Specification for Annealed or Cold-Worked Austenitic Stainless Steel Sheet, Strip, Plate and Flat Bar.

.2 Door face sheets, frame members, glazing trim and stops shall be fabricated from stainless steel to ASTM A666, Type 304, 2B Finish. Galvaneal infernal components, commercial grade steel to ATM A653, CS, Type B, coating designation ZF75 (A25).

.3 Minimum steel thicknesses shall be in accordance with Appendix 1 of the CSDMA "Recommended Specifications for Commercial Steel Door and Frame Products".

.4 Hardware: (see Drawing A-200 for Hardware Schedule)

.5 Frames: 16 gauge minimum welded type construction. Thermally broken as indicated on Door Schedule. Grind welds to a smooth, uniform and seamless finish.

.6 Doors: Face sheets formed from 16 gauge stainless steel, with polyurethane insulated core, laminated to face sheets under pressure. Longitudinal edges of doors fabricated from stainless steel shall be continuously welded and finished to match face sheets, with no visible edge seams.

.7 Direction of grain shall be vertical on all faces and edges of doors and frames.

.8 Any scratches or disfigurement of doors or frame product caused by shipping, handling, or other construction activities shall be refinished to their original state.

.9 Blank, reinforce, drill and tap frames for mortised, templated hardware, and electronic hardware using templates provided by finish hardware supplier. Reinforce frames for surface mounted hardware.

.10 Prepare frame for door silencers, 3 for single door.

.11 Manufacturer's nameplates on frames and screens are not permitted.

.12 Conceal fastenings except where exposed fastenings are indicated.

**FRAME ANCHORAGE**

.1 Provide appropriate anchorage to floor and wall construction.

.2 Locate each wall anchor immediately above or below each hinge reinforcement on hinge jamb and directly opposite on strike jamb.

.3 Provide 2 anchors for rebate opening heights up to 1520 mm and 1 additional anchor for each additional 760 mm of height or fraction thereof.

**PUBLICCITY**

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Owner

City of Winnipeg  
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Rev. No.	Date	Revision Notes
0.	2018.07.27	Issued for Construction
1.	2018.09.26	Issued for Addendum 01



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Project

Crescent Drive Park Pavilion

Drawing

Architectural Specification

Drawn By DB, TH  
Scale  
As Noted

Reviewed By AL  
Drawing No.  
**A-SP1**

Date: 2018.05.24  
Project No.: 1448  
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